

**City Center Development Agency
City of Tigard**

Fiscal Year 2015-2016

CITY CENTER DEVELOPMENT AGENCY BUDGET COMMITTEE

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CITY CENTER DEVELOPMENT AGENCY

City of Tigard

13125 SW Hall Blvd.

Tigard, OR 97223

FY 2015-2016 BUDGET MESSAGE

Message to the City Center Development Agency Budget Committee and the Residents of Tigard

I am pleased to present the 2015-16 budget for Tigard's City Center Development Agency (CCDA).

The City Center Development Agency is charged with the revitalization of downtown Tigard and implementation of the Urban Renewal Plan, approved by voters in May of 2006. The district's source of funding is (property) tax increment financing, which represents a financing tool to assist with redevelopment. When the CCDA was established, the assessed valuation of the district was frozen. Property taxes collected on any growth in assessed value above the frozen base (called the tax increment) go to the CCDA.

Tigard's Urban Renewal District is modestly sized geographically, and in terms of its debt capacity. The district's redevelopment depends on public and private investment that will contribute to revitalizing downtown and create a foundation for continued growth in the tax increment. To help create that foundation, the city completed key improvements on Main Street to improve the functionality and appearance of Downtown; also, the CCDA made a key purchase of a commercial property on Burnham Street for future redevelopment to aid in meeting the Urban Renewal Plan for redevelopment and increasing the tax increment. There is a potential second property purchase that the city will make with Park Bond funds targeted for Downtown is also included in the city's budget.

2014-15 saw key accomplishments by Tigard's Urban Renewal District. The aforementioned property purchase will aid future redevelopment along Burnham Street and will provide property lease income to the CCDA until redevelopment occurs. The preparation of a property currently used by the city Public Works department for redevelopment is progressing and we hope to have redevelopment on that site during this fiscal year. In addition to these activities, the CCDA concluded its façade improvement program, started a Strolling Street program, and awarded matching grants funds to attract a new destination business. Lastly, the CCDA updated the financial forecast to reflect these activities. The result is that resources available for programs will be constrained in the next several years and the agency's window to borrow additional funds is closed for about five more years.

Looking ahead to 2015-16, the agency plans to finalize the development partnership for a residential mixed-use development at privately-owned sites and also the agency-owned site on Ash Avenue. The Strolling Street Landscaping program will continue in 2015-16 to encourage the beautification of spaces between buildings and public space. In addition to the Ash Avenue development, the CCDA will continue to explore other redevelopment opportunities and promote public space in Downtown through a study of suitability and concept design.

FY 2014-2015 BUDGET MESSAGE

Tigard's redevelopment efforts are possible due to the contributions and commitment of volunteers on the City Center Advisory Commission, who serve to advance the vision for downtown redevelopment. That partnership is strengthened with the support of the non-profit Tigard Downtown Alliance, in which business and property owners advocate for their interests. These efforts combine for a positive partnership and change happening on the ground in Downtown Tigard.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Marty Wine", enclosed within a rectangular box.

Marty Wine
City Center Development Agency Executive Director

A detailed map of the City of Tigard, Oregon, showing the boundaries of its Urban Renewal District. The district boundary is highlighted with a thick blue line. Major roads shown include Highway 99W running diagonally from the top left to the bottom right, and Highway 217 running horizontally across the top. Other streets labeled include Center St, Commercial St, Main St, Ash Ave, Burnham St, Hill St, and various residential streets like Lincoln Ave, 92nd Ave, 88th Ave, 86th Ave, 84th Ave, 82nd Ave, 80th Ave, 78th Ave, 76th Ave, 74th Ave, 72nd Ave, 70th Ave, 68th Ave, 66th Ave, 64th Ave, 62nd Ave, 60th Ave, 58th Ave, 56th Ave, 54th Ave, 52nd Ave, 50th Ave, 48th Ave, 46th Ave, 44th Ave, 42nd Ave, 40th Ave, 38th Ave, 36th Ave, 34th Ave, 32nd Ave, 30th Ave, 28th Ave, 26th Ave, 24th Ave, 22nd Ave, 20th Ave, 18th Ave, 16th Ave, 14th Ave, 12th Ave, 10th Ave, 8th Ave, 6th Ave, 4th Ave, 2nd Ave, and 1st Ave. The WES Commuter Rail line runs parallel to Highway 99W. Fanno Creek Park is located in the lower-left quadrant. A legend in the top-left corner identifies the blue outline as the "Urban Renewal District Boundary".

CITY CENTER URBAN RENEWAL AGENCY FACTS

District Formation Date.....May 2006

District Size (acres) 193.71

District Tax Lot Area (acres): 144.14

District Right-of-Way Area (acres) 49.57

Base Assessed Value\$69,207,378

Assessed Value (2014)\$96,205,944

Annual taxes levied (projected 2016).....\$397,792

Maximum Debt Limit:.....\$22,000,000

Debt Issued (2006-2015):.....\$3,244,382

Remaining Debt Limit (2015).....\$18,755,618

Debt Outstanding (2015)\$2,085,645

CAPITAL PROJECT FUNDS-URBAN RENEWAL CAPITAL IMPROVEMENTS

Description	FY 2013 Actual	FY 2014 Actual	2015 Revised	2016 Proposed	Proposed vs FY 15 Revised
Resources					
40000 - Beginning Fund Balance	302,272	200,462	0	0	0.0%
Total Beginning Fund Balance	302,272	200,462	0	0	0.0%
44501 - Intergovernmental Revenue	280,000	461,000	254,000	0	0.0%
Total Intergovernmental	280,000	461,000	254,000	0	-100.0%
45320 - Rental Income	0	0	0	84,000	100.0%
Total Charges for Services	0	0	0	84,000	100.0%
47000 - Interest Earnings	97	0	0	0	0.0%
Total Interest Earnings	97	0	0	0	0.0%
48001 - Recovered Expenditures	1,803	980	0	0	0.0%
Total Miscellaneous	1,803	980	0	0	0.0%
49001 - Debt Proceeds	0	0	0	0	0.0%
Total Other Financing Sources	0	0	0	0	0.0%
49930 - Transfer In from Urban Renewal Debt Svc Fund	0	0	675,000	116,000	-82.8%
49940 - Transfer In from Urban Renewal Cap Imp Fund	0	0	0	0	0.0%
Total Transfers In	0	0	675,000	116,000	-82.8%
Total Resources	584,172	662,441	929,000	200,000	-78.5%
Requirements					
Program Expenditures					
CIP	0	0	0	0	0.0%
Total Program Expenditures	0	0	0	0	0.0%
Total Transfers Out	0	111	0	0	0.0%
Total Work in Progress	383,710	610,461	929,000	200,000	-78.5%
Total Budget	383,710	610,572	929,000	200,000	-78.5%
Reserve for Future Expense	200,462	51,870	0	0	#Num!
Total Requirements	584,172	662,441	929,000	200,000	-78.5%

DEBT SERVICE FUNDS-URBAN RENEWAL DEBT SERVICE

Description	FY 2013 Actual	FY 2014 Actual	2015 Revised	2016 Proposed	Proposed vs FY 15 Revised
Resources					
40000 - Beginning Fund Balance	826,448	837,512	789,500	170,697	-78.4%
Total Beginning Fund Balance	826,448	837,512	789,500	170,697	-78.4%
40100 - Current Property Taxes	287,345	325,652	351,139	397,792	13.3%
40101 - Prior Year Property Taxes	4,651	4,279	0	0	0.0%
Total Taxes	291,996	329,931	351,139	397,792	13.3%
45320 - Rental Income	0	0	84,000	0	0.0%
Total Charges for Services	0	0	84,000	0	-100.0%
47000 - Interest Earnings	4,283	28,116	1,000	1,000	0.0%
Total Interest Earnings	4,283	28,116	1,000	1,000	-100.0%
48001 - Recovered Expenditures	-60	0	0	0	0.0%
Total Miscellaneous	-60	0	0	0	0.0%
Total Resources	1,122,668	1,195,559	1,225,639	569,489	-53.5%
Requirements					
Program Expenditures					
Program Expenditures	0	0	0	0	0.0%
Total Debt Service	285,156	361,000	455,000	278,498	-38.8%
Total Transfers Out	0	0	675,000	116,000	-82.8%
Total Budget	285,156	361,000	1,130,000	394,498	-65.1%
Ending Fund Balance	837,512	834,559	95,639	174,991	83.0%
Total Requirements	1,122,668	1,195,559	1,225,639	569,489	153.5%

FY 2015-2016 URBAN RENEWAL PROJECTS

Urban Renewal Project	Description	Budget
<u>Professional & Technical Services</u>		
Legal Services	Legal services for the Urban Renewal Agency	\$ 20,000
Urban Renewal Advisors	Financial and development consulting	\$ 15,000
	Total Professional & Technical Services	\$ 35,000
<u>Planning & Development Assistance</u>		
Strolling Street Landscaping Improvements	Landscape architecture services and funding to complete two new improvements on semi-public areas adjacent to public streets	\$ 30,000
Redevelopment Studies	Architectural studies and financial analysis for potential redevelopment projects	\$ 105,000
	Total Planning & Development Assistance	\$ 135,000
<u>Public Spaces</u>		
Public Space Study & Design	Study new property for suitability as public space and conceptual design	\$ 30,000
	Total Public Spaces	\$ 30,000
Total Urban Renewal Projects		\$ 200,000
Urban Renewal Debt		
<u>Debt Payments</u>		
Property Loan	Debt service payment to US Bank	\$ 166,800
Capital Project Loans	Debt service payments to City of Tigard	\$ 111,698
	Total Debt Payments	\$ 278,498
Total CCDA Budget		\$ 478,498